



56E Victoria Road, Worthing, BN11 1XE
Asking Price £170,000

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An attractive first floor converted flat located in the very heart of Worthing Town Centre being close to shops, seafront, local restaurants and easy accessible for Worthing mainline railway station. The accommodation comprises of a entrance hallway, lounge/dining room, fitted kitchen, double bedroom and modern bathroom/w.c. The property is being offered with no onward chain so viewing is highly recommended.

- First floor apartment
- Central Worthing location
- Near train station
- Boiler Installed approx 3 years ago
- Chain free
- Double Bedroom
- Town Centre Location
- Large Private Loft



Door into Communal hallway with stairs leading to first floor

Front door into:

Hallway

Cupboard housing fuse box and shelving.
Laminate flooring

Lounge

4.24 x 4.09 (13'10" x 13'5")
Two Single glazed sash windows. Picture rail.
Radiator. Decorative Fireplace.

Bedroom

3.72 x 3.96 (12'2" x 12'11")
Single glazed bay window. Radiator. Cupboard housing boiler.

Kitchen

1.36 x 3.12 (4'5" x 10'2")
Part tiles walls. Roll top work surface. Inset stainless steel sink unit with mixer taps.
Cupboards and draws under and matching wall cabinets. Space for fridge/ freezer. Four ring gas hob with extractor and light above and oven beneath. Space from and plumbing for washing machine. Laminate flooring. Single glazed window.

Bathroom

3.10 x 1.89 (10'2" x 6'2")
Part tiled walls. White bathroom suite with wood panel bath with mixer taps and shower attachment. Close coupled toilet. Fully tiled shower cubicle. With thermostatically controlled shower unit. Pedestal wash hand basin.
Radiator. Single glazed sash window. Extractor fan.

Required Information

Length of lease:
Annual service charge:
Service charge review period:
Annual ground rent:
Ground rent review period:

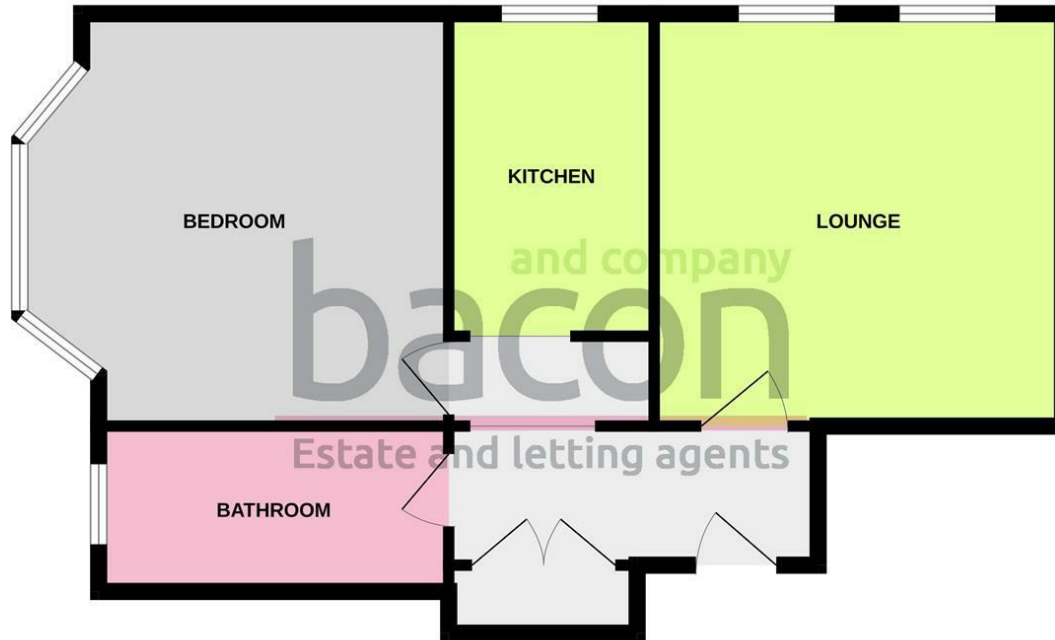
Estate Management Charge:

Council tax band:

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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